

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Florida trust Investment group
Site Plan Approval/10 Unit
Condominium/ RMM-25

Case #: 129-R-01

Date: 11/27/01

Comments:

1. Provide a signed and sealed boundary and topographic survey for review.
2. The following engineering plans shall be provided for review and evaluation prior to obtaining DRC authorization :
 - a. Paving and drainage plan.
 - b. Pavement Marking and Signage Plan
 - c. Water and sewer Plan
 - d. Details and specifications sheet
3. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management. Pollution Control Code must be submitted with application for Building Permit.
4. Show existing right of way lines and edge of pavement, etc for NE 16th Terrace.
5. Indicate all existing and proposed water and fire services with dashed or solid lines and an appropriate legend. Add required gate valves in addition to tapping valves where wet tapping City mains with 4-inch or larger piping, and revise double detector check location per detail (set at or very near the property line). Proposed work shall be shown bold and solid, existing features light and dashed.
6. Add note to plans stating that contractor is responsible to switch all existing water services to proposed 8" water main along with the abandonment of the existing 2-inch main, and the proposed main shall be shown in solid bold print.

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7. Provide for a new 5 ft. wide concrete sidewalk along in accordance with the appropriate engineering detail (P1.1 or P2.1, available from the Engineering Department).
8. Provide a turn around parking space for the dead ended driveway pursuant to Section 47-20 of the ULDR.
9. A separate engineering permit shall be required for water and sewer and sidewalk facilities to be constructed in the public right of way.
10. The engineer shall provide a typical cross section of the right of way along N.E. 16 Terrace in accordance with the previously indicated Engineering Dept. standard details, along with those boundaries for the on site retention of stormwater runoff.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Florida Trust Investments
Group Inc.

Case #: 129-R-01

Date: 11-27-01

Comments:

- 1) Unless units are constructed as fee simple as SFR's, fire sprinkler system required as per 553.895 F.S.
- 2) Flow test required
- 3) Civil plan required showing fire line, hydrant , DDC and FDC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Florida Trust Investments Group, Inc.

Case #: 129-R-01

Date: November 27, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Florida Trust Investments, Inc.

Case #: 129-R-01

Date: 11/20/01

Comments:

1. Verify the requirement that 35% of the square gross lot square footage to be in landscape. There may be a deficiency in this regard. A plan overlay showing the landscape areas may be required.
2. Show the 10' sight triangle (where the driveway intersects the street) on the landscape plan. Provide a note that landscape material to be maintained at a height not to exceed 30" in the sight triangle.
 2. Permit plans must show the sizes of the trees to be removed. All Tree Preservation Ordinance requirements apply.
3. Signoff plans to contain the name of the Landscape Architect who prepared the plan.

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Division: Planning

Member: Bruce D. Chatterton, AICP
828-5981

Project Name: Victoria Park Multifamily Units

Case #: 129-R-01

Date: November 27, 2001

Request: Site plan approval for six multifamily residential units in the RMM-25 district.

Comments:

1. Provide two (2) oblique aerial drawings from opposing views that indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
2. Provide a text narrative that includes at minimum information on the: security system, hours of the various service and maintenance operations, ownership information, lighting and solid waste disposal system.
3. Provide a copy of the most current recorded plat and amendments, for the proposed site.
4. The setbacks shown on the site plan appear to be insufficient. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
5. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
6. Provide color and materials information or samples for all exterior surfaces and indicate on all plans.
7. Label cardinal directions on all elevations.
8. Please provide details of any existing buffer walls and yards.

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9. Please provide detailed elevations of the existing multifamily units.
10. Please discuss providing a sidewalk on the applicant's property along NE 16 Terrace.
11. Please provide a survey and a complete legal description: the provided legal does not specify the block.

Additional comments may be forthcoming.

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Division: Police Member: Det. C. Cleary- Robitaille
Project Name: Florida Trust Investments Case #: 129-R-01
Date: 11-27-01

Comments:

To be sure that the driveway between the buildings does not create an unsafe alleyway, access control needs to be in place at the entrance to the drive.

What type of access control/ perimeter control will be used at the east end of the driveway?

The plans do not demonstrate photometrics. The driveway needs to be well-lit at both ends of the roadway and at each individual garage area.

Is there enough room in the driveway for vehicles to safely enter and exit garages?

Please respond to these comments and questions in writing.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Florida Trust Investment Group, Inc.

Case #: 129-R-01

Date: 11/27/01

Comments:

1. Planters shall not exceed the height of the finish floor of the principal structure.
2. Units with two bedrooms and a den require 2.1 parking spaces per dwelling unit in accordance with section 47-20.2.
3. The minimum side yard setback is one half (1/2) the height of the building, not ten (10) feet as indicate in site data table.
4. Discuss sidewalk requirements with Planning and Engineering representatives.
5. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
6. Additional comments may be forthcoming at DRC meeting.